

179.0

0008

0007.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

702,800 / 702,800

USE VALUE:

702,800 / 702,800

ASSESSED:

702,800 / 702,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		HOMER RD, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	KAUNDINYA RAMASUBRAMANIAN	
Owner 2:	KAUNDINYA SAVITHRI	
Owner 3:		

Street 1:	59 PLAYSTEAD RD
Street 2:	

Twn/City:	NEWTON
St/Prov:	MA
Cntry:	
Own Occ:	N

Postal:	02464	Type:
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PREVIOUS OWNER

Owner 1:	TASHJIAN GARY P -
Owner 2:	-

Street 1:	92 STONEYBROOK ROAD
Twn/City:	BELMONT
St/Prov:	MA
Cntry:	

Postal:	02178
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NARRATIVE DESCRIPTION

This parcel contains .162 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1955, having primarily Wood Shingle Exterior and 1863 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7040	Sq. Ft.	Site			0	70.	0.90	7									441,840						441,800	

IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY										Legal Description			User Acct	
Use Code	Land Size	Building Value	Yard Items			Land Value	Total Value			Entered Lot Size			122101	
101	7040.000	261,000				441,800	702,800						GIS Ref	
Total Card	0.162	261,000				441,800	702,800			Total Land:			GIS Ref	
Total Parcel	0.162	261,000				441,800	702,800			Land Unit Type:			Insp Date	
Source:	Market Adj Cost		Total Value per SQ unit /Card:			377.28	/Parcel: 377.28						07/18/18	

PREVIOUS ASSESSMENT										Parcel ID		179.0-0008-0007.0		!14140!	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date					
2022	101	FV	261,000	0	7,040.	441,800	702,800		Year end	12/23/2021					
2021	101	FV	251,500	0	7,040.	441,800	693,300		Year End Roll	12/10/2020					
2020	101	FV	251,500	0	7,040.	441,800	693,300	693,300	Year End Roll	12/18/2019					
2019	101	FV	262,400	0	7,040.	441,800	704,200	704,200	Year End Roll	1/3/2019					
2018	101	FV	262,400	0	7,040.	372,400	634,800	634,800	Year End Roll	12/20/2017					
2017	101	FV	262,400	0	7,040.	340,800	603,200	603,200	Year End Roll	1/3/2017					
2016	101	FV	262,400	0	7,040.	290,400	552,800	552,800	Year End	1/4/2016					
2015	101	FV	218,100	0	7,040.	252,500	470,600	470,600	Year End Roll	12/11/2014					

SALES INFORMATION										TAX DISTRICT			PAT ACCT.			ASR Map:			
										Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
										TASHJIAN GARY P	48938-436	2/1/2007			430,000	No	No		
											18655-372	10/1/1987			185,000	No	No	Y	

BUILDING PERMITS										ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name		
7/18/2018		MEAS&NOTICE								BS		Barbara S			
10/17/2008		Meas/Inspect								189		PATRIOT			
1/12/2000		Mailer Sent													
1/5/2000		Measured								264		PATRIOT			
12/1/1981										GP					

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____



